

Town of Lincolnville
Planning Board Meeting Minutes
May 26, 2021
7:00 pm

1. Call to order: ◇ Elizabeth Eudy, Chair
 ◇ Dick Vermeulen
 ◇ Scott Harrison
 ◇ Bill Norfleet, alternate
 ◇ Jay Foster, alternate

Others: CEO Frank Therio
Amber Hanson
Richard Sanderson
Nancy Weser, Scribe

Absent: Sandy Delano
 Janis Kay

Chair Eudy appointed alternates J. Foster and B. Norfleet to be voting members for this meeting. Chair welcomed the public who would be viewing and participating in the time the Board would allow those who want to speak. The Chair was very clear that any questions from the public would have to be pertinent to the ordinance, the Board was responsible in meeting the standards for that ordinance only and the discussion that would follow had to stay in the parameters of the application and standards.

First agenda was a Commercial Site Plan Review

Guns & Roses

Garo Armen, owner

Amber Hanson, presenting

55 Vancycle Rd

Map 32 Lot 122.

Project: proposed high-end weapons dealer

Original application was submitted 10/07/2020

November 12, 2020, from minutes of the meeting “pre-application meeting only. S. Harrison made a motion that this application be treated as a preliminary application, seconded by J. Kay. Board continues to by going through each submissions 10.2, 10.3 & 10.4. J. Foster made a motion that the Board finds the preliminary submissions as complete with dated receipt certified abutter letters, seconded by S. Harrison.

December 9, 2020/ from the minutes of that meeting,” it was determined that all the abutters weren’t informed by the process required by the LUO. The Board did review the Standards 11.1 -11.15 and S. Harrison made a motion contingent on a full report from the Fire Marshall the application meets the criteria of the standard, seconded by J. Kay

12.1 S. Harrison made a motion 12.1 thru 12.4 meets the standards, seconded by Vice-chair S. Delano.

13 Design Standards: Vice-Chair made a motion that 13.1 landscaping, 13.2 Business sign, 13.3 Roadside and Parking Lot Buffers, 13.4 Site considerations, 13.6 View Protection, 13.7 Ridgeline Protection, 13.8 Hillside Development & 13.9 Shoreland Development are in compliance with the criteria of the Standards in 13, seconded by J. Kay.

CEO is to receive all verified abutters’ letters and a copy of the Fire Marshall response.”

March 3, 2021/ PB was informed that a decision from the Board of Appeals was made that the application was in violation of Section 18 subsection 7.3 b.

April 28, 2021 from the meeting minutes,” This application was presented to the PB on November 12, 2020, application deemed this application complete contingent on the abutters letters and any responses from the abutters. “

December 9, 2020/ from the minutes,” Board began formal review of Section 18 subsection 11, 12, &13. S. Harrison made a motion contingent on a full report from the Fire Marshall the application meets the criteria of the Standard 11 seconded by J. Kay.

Standard 12, S. Harrison made a motion 12.1 thru12.4 meets the criteria of the standard, seconded by Vice-chair Delano.”

April 28, 2021, from the meeting minutes,” J. Foster’s opinion is to review the application completely, Vice-chair Delano agreed. The Board decided to review Section 18 subsection 10.1 thru 10.4, to determine which information will be required in the new application and those requirements that can be waived. J. Foster made a motion that the PB accepts that the application needs those requirements in the new application, seconded by D. Vermeulen. J. Foster expressed that due to the interest this application has generated, a public hearing will be prudent. Amber Hanson tried to explain the process in Lexington, Ma which she encountered mailing out the abutters letters which needed to be certified with return receipt. It was not completed.

May 26, 2021, the Board was informed that due to the complete list of abutters not being informed, the Board of Appeals made a decision that this application must come back to the Board to make sure all abutters have been notified by certified letters with return receipt requested. The Board asked the CEO to have eight copies made of the Board of Appeals decision, and to check to see if Garo Armen receive one as well. Amber Hanson has submitted all the certified abutters’ letters on the list and one, John Pittman that was detected after the fact. The certified abutters’ letters have been received by the CEO and the information was in the PB packets for this meeting. Chair Eudy allowed two citizens to ask several questions and they gave their comments. The Chair responded.

CEO Therio asked the Board, “Have the submissions changed with this application?”

Big discussion on how to proceed, go thru 7.3 -7.3M to make sure a better understanding is required.

7. Complete new application of information in packets for PB.

7.A. give notice and posted 2 weeks in advance

7.B give notice to all abutters

7.C Town Clerk must give notice to pending application

7. D PB give notice to the applicant with dated receipt

7.E 30 days within the submitted application, Board shall review the material

7.F Board of Appeals altered this submission

7.G Board determined that on-site walk won’t be necessary.

7.H Deemed not necessary

7.I Expert consultant not necessary

7.J Due to contingents, not all information has been submitted

7.K Conditions deemed advisable to assure compliance with the standards of approval.

7.L Finding of Facts and decision of the Board

7.M non-applicable.

Continued with review of Section 10 Submission Requirements.

All applications for site plan must contain the following information.

Determined that A, B & C is complete

10.1 Waiver of Submission Requirements

10.2 General Information a., b., c., d., e., f., g., h., i., j. can be waived

10.3 Existing Conditions a., b., c., d., g., h., i., k. can be waived

10.4 Proposed Development Activity a., b., d., e., g. l. can be waived

c.,f.,h.,i.,k.,m required

CEO Therio asked if a public hearing was going to be scheduled.

J. Foster stated for classification a public hearing isn't needed according to the mission and responsibility of the Planning Board. B. Norfleet asked if historically public hearings are conducted?

S. Harrison made a motion that a public hearing would not be required, seconded by J. Foster. Motion passed by a roll call vote of 4, 1 No.

Chair Eudy made a motion that the application meets the Standards, seconded by S. Harrison. Motion passed by a final review vote of 5, 0 opposed.

*Amber Hanson requested a copy of the minutes be sent to Garo Armen.

2. Agenda: Shoreland Zoning Application

Location: 1st Ave

Map 10 Lot 16

Owner: Richard Sanderson

Exhibits: Deed

Subsurface Waste Water System/ J. Marple, Lic. Evaluator

Proposed project: add an 8x 27.6 foot addition to the North side of existing camp and And add an open deck 7.6 which is included in the addition length.

R. Sanderson presenting stated this new addition is for one bedroom, no vegetative or tress will be harvested, a current septic system which pumps back to the road is existing. CEO's recommendation for the calculations on the new addition. Going only eighteen feet high.

Nothing being built closer to the water. S. Harrison made a motion that the Board approves and accepts under 12.C.A this application, seconded by J. Foster. Motion passed by a vote of 5. 0 opposed.

Bill Norfleet would like to have more education on the process of all applications.

Adjournment: Scribe stopped note taking at 8:20 pm., so moved.

Respectfully submitted,
Nancy Weser, Scribe

S. Harrison made a motion to approve the meeting minutes of May 26 as read, seconded by J. Foster, so moved. Motion passed by an unanimously vote at the June 9, 2021 PB meeting.